

FOR LEASE



NEWPORT MARKETPLACE

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PROPERTY OVERVIEW

Newport Marketplace is strategically located at the nexus of I-64 and Jefferson Avenue in the Patrick Henry retail submarket, Newport News' dominant retail corridor, providing exposure to a combined 271,000 vehicles per day. Centrally located in the second largest city in Hampton Roads, Newport Marketplace provides a regional draw with over 167,000 customers within a 5 mile radius.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	3,642	32,213	65,540
Population:	8,714	80,441	167,387
Avg HH Income:	\$53,378	\$67,776	\$69,448

PROPERTY HIGHLIGHTS

- 1,200-1,740 SF small shop space available
- Located in Opportunity Zone and Patrick Henry Tourism Zone
- Neighboring co-tenants include Trader Joe's, Ross, TJ Maxx, Kohl's, Total Wine, and Aldi.
- Pylon signage available on Jefferson Avenue (81,000 VPD).

AVAILABLE SPACES

317A	1,200 SF
319A	1,740 SF
321	1,400 SF

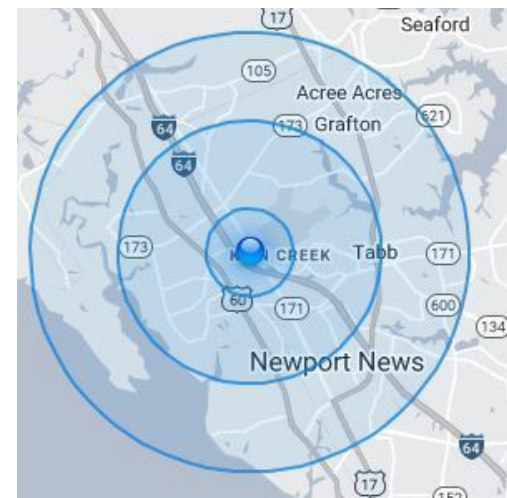
FOR FURTHER INFORMATION, PLEASE CONTACT:

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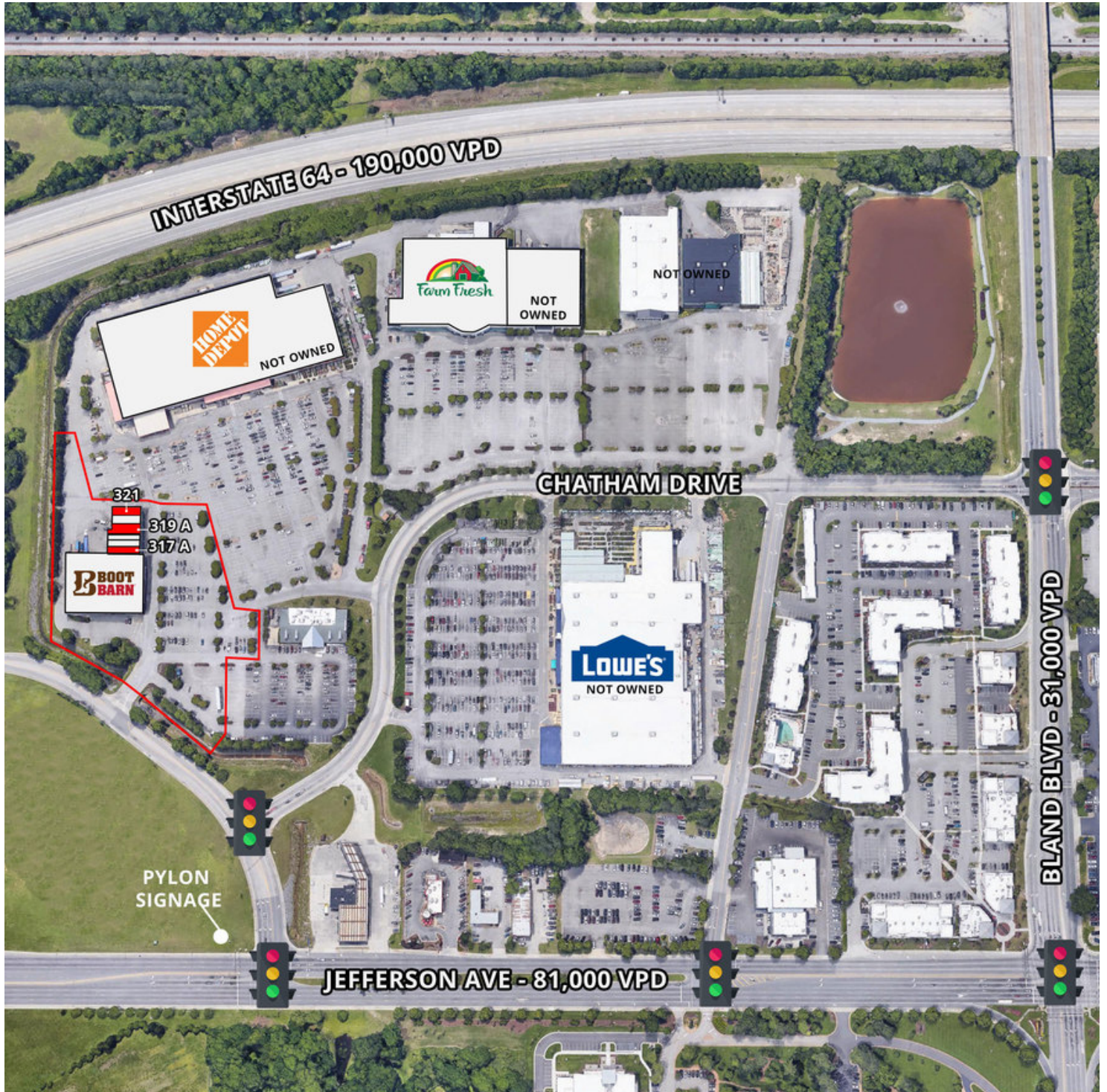
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315-321 CHATHAM DRIVE, NEWPORT NEWS, VA 23602

SITE PLAN



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